



**3 Bedroom House - Terraced**  
**located on Paladine Way, Coventry**  
**£240,000**

**UP Estates**





**\*\*NO UPWARD CHAIN - MODERN THREE BEDROOM MID-TERRACE HOME\*\*** Here is a fantastic opportunity to purchase this modern three-bedroom, mid-terrace property which offers generous living accommodation throughout and is presented to a high specification with a modern kitchen / diner and has the benefit of two parking spaces.

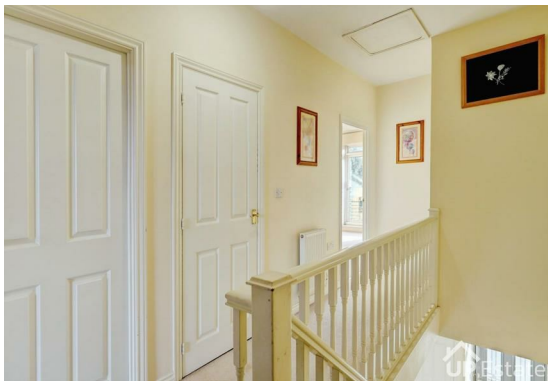
In brief the property comprises; Hallway, w/c, an open-plan kitchen and dining area, ideal for both everyday living and entertaining, paired with a generous living room located to the rear of the property. To the first floor there are two double bedrooms with bedroom one being Jack and Jill to the family bathroom and a third single bedroom.

Outside, there is a lovely rear garden which is private and not overlooked to the rear, to the front of the property there are two allocated parking spaces. With no upward chain, this home presents an outstanding opportunity for a smooth and straightforward move and is ideally located in the Coventry area perfectly suited for growing families and professionals alike. Local amenities are walking distance away, good transport links into the city centre and surrounding areas.

£240,000

- NO UPWARD CHAIN
- MODERN THREE BEDROOM MID TERRACE HOUSE
- OPEN PLAN KITCHEN AND DINING AREA
- GOOD SIZED FAMILY BATHROOM AND A DOWNSTAIRS WC
- LOVELY REAR GARDEN TO MAKE YOUR OWN
- TWO ALLOCATED PARKING SPACES
- CONVENIENT COVENTRY LOCATION
- LOCAL AMENITIES A SHORT WALK AWAY





### **IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

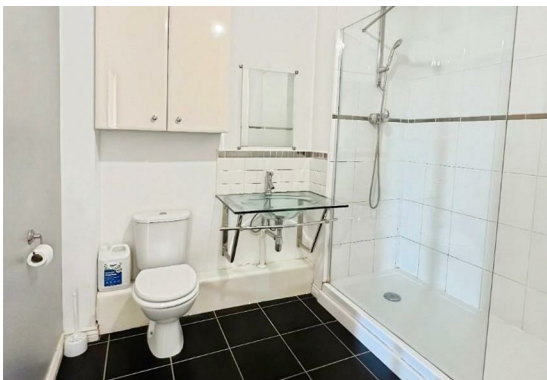


All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



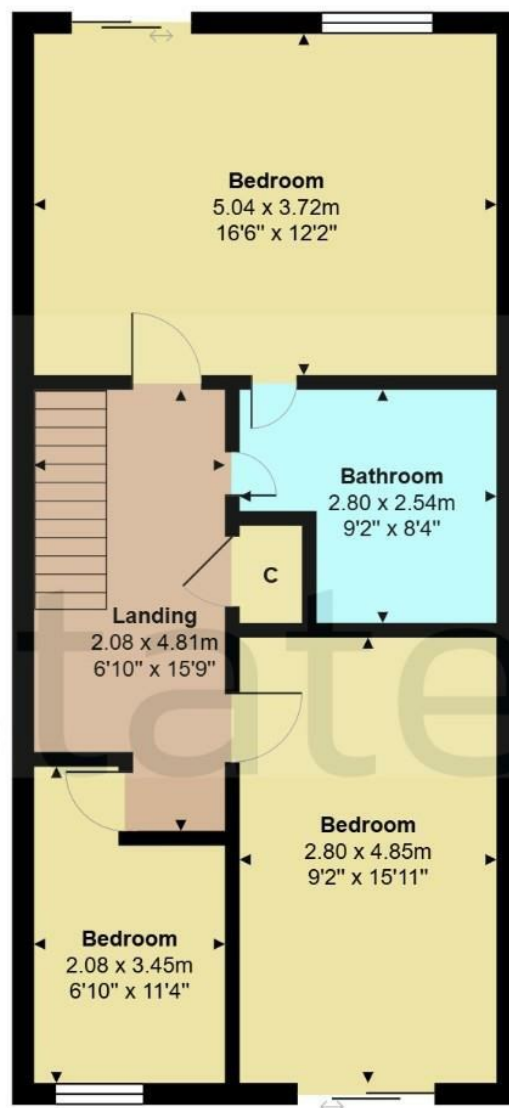
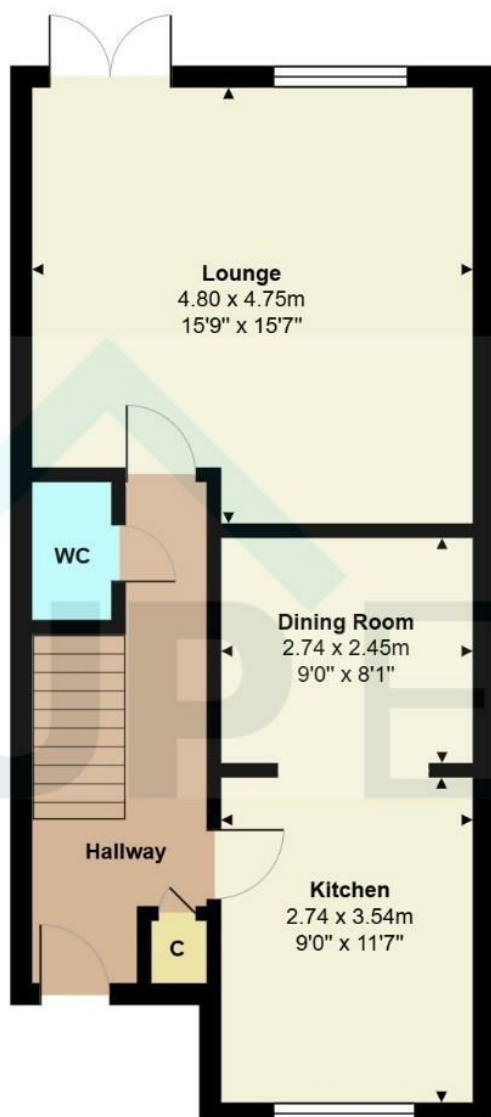




Paladine Way, Coventry







Total Area: 106.2 m<sup>2</sup> ... 1143 ft<sup>2</sup> (excluding wc)

All measurements are approximate and for display purposes only

## CONTACT

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